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Planning Board Minutes

Thursday, September 29, 2005

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk,
9 and Andrea Carr-Evans. Sue Bernstein arrived late. Also present Jay Grande, Planning Director,
10 and Mary Reynolds.
11

12 Meeting was called to order at 7:30 pm

13 I. **Bond release ~ 12 Mill Street**

14 In attendance for the applicant was Joe Garcia. Jay Grande explained that this was a
15 subdivision that had required a landscaping buffer along the utility easement. He
16 stated that he had gone out to the site and felt that it looked good, and recommended
17 that the Board release the bond. Joe provided color photos of the site. *Carol Spack*
18 *moved that the Framingham Planning Board pursuant to Jay Grande's*
19 *recommendation release the bond for 12 Mill Street. Ann Welles seconded the*
20 *motion. The vote was 4 in favor and 0 opposed.*
21

22 II. **Lot Release ~ Crestwood Drive**

23 Jay explained that the board had received a letter from an attorney requesting the
24 release of a lot on Crestwood Drive which had been missed during the previous
25 release of lots. *Ann Welles moved that the Framingham Planning Board release lot*
26 *38 (9 Crestwood Drive) in Crestwood Estates. Carol Spack seconded the motion.*
27 *The vote was 4 in favor and 0 opposed.*
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29 III. **Occupancy Permit Approval, 200 Staples Drive**

30 In attendance for applicant was Mark Paris. Doc 878-05 was in the Board's packet for
31 review. Mark requested a 90 day temporary occupancy permit and that within that 90
32 day he proposed to complete the outstanding items. Jay recommended that the
33 landscaping maintenance board be extended. *Ann Welles moved the Framingham*
34 *Planning Board grant a temporary occupancy permit for a period of 90 days to 200*

1 *Staples Drive with the understanding that at the time that they seek a permanent*
2 *permit they will extend the landscaping bond from that point going forward for two*
3 *years. Carol Spack seconded the motion. The vote was 5 in favor and 0 opposed.*
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5 **IV. 593 Consulting Discussion, BSC Group**

6 The Board met with Mary Beth Murphy and Jeff Fasser from BSC Group. They
7 discussed their background and landscape experience. The Board agreed to add BSC
8 Group to the list of 593 Consultants.
9

10 **V. Continued Public Hearing for Special Permit for Use, Special Permit For Earth**
11 **Removal, Special Permit for Erosion Control, special Permit for Land Clearing**
12 **and Site Plan Review Approval, Clark Hill, Clarks Hill Corporate Center LLC.**

13 In attendance were Bill Pezzoni, Andy Feldman, Fred King and John Parsons.
14 Documents 819-05, 862-05, 879-05 and 881-05 were in the Board packet for review.
15 Jay noted that the applicant will need to provide a finalized set of plans to the Board.
16 Fred King reviewed the changes made since the last hearing in response to Board
17 issues with the site. He also reviewed the revised landscaping plans, noting that the
18 final landscaping would have to be done in the spring and that they would be
19 implementing some stabilization measures over the winter. The Board discussed the
20 mitigation package but came to no decision at that time. Jay will work on a decision
21 for the Board to review at the next hearing.

22 *This hearing was continued to October 18, 2005 at 7:45.*
23

24 **VI. Continued Public Hearing for Site Plan Review and Public Way Access Permit,**
25 **49, 51 and 55 New York Avenue, Genzyme Corporation.**

26 In attendance were Peter Barbieri, Stan Rotkiewicz, Sean Reardan and Bruce Leish.
27 The Board's 593 Landscaping consultant Frank Stewart was also in attendance. Frank
28 Stewart reviewed his findings for the Board, noting that the plan as presented
29 included revisions in response to his comments and felt that it appeared to comply
30 with the regulations. The Board requested a blow up on the island details and wanted
31 the snow storage areas shown on the plans. Peter Barbieri stated that they had met
32 with the Southboro board but had only discussed traffic.

1 *This hearing was continued to October 11, 2005 at 7:45.*

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3 **VII. Miscellaneous Administrative**

4 a. *Signing of 501 Cochituate Road*

5 The Board signed the plans for 501 Cochituate Road.

6 b. **Improvements to Hardy Street**

7 Bruce updated the Board on the progress made on the Hardy Street project.

8 c. *Ann Welles moved that the Framingham planning Board approve the*
9 *Framingham on-call contract Doc# 885-05 for Carol Johnson Associates dated*
10 *9/21/05. Carol Spack seconded the motion. The vote was 5 in favor and 0*
11 *opposed.*

12
13 **VIII. Continued Public hearing for Special permit for reduction of the required**
14 **number of parking space and Site Plan Review approval., ASC Development**
15 **Corporation, 741-745 Concord Street**

16 *At the applicant's request this hearing was continued to November 3, 2005 at 7:45*
17 *pm.*

18
19 **IX. Miscellaneous Administrative**

20 a. Tom noted that the pilot committee wants to know how social services impact our
21 department. Tom felt that it really didn't, but instructed Jay to inquire further
22 detail on the information they were looking for.

23 b. *Sue moved that the Framingham Planning Board allocate funds from the 9/90*
24 *project necessary to have GPI prepare the documents for the Edgell/Main/High*
25 *street project as noted in doc# 889-05. Andrea Carr-Evans seconded the motion.*
26 *The vote was 5 in favor and 0 opposed.*

27 c. Ann Welles requested that the other Board members drive by the 1124 Worcester
28 Road site and view the historical house and that she opposed the demo of it. She
29 asked that Jay send a letter for the Historical Commission.

30 d. The Board discussed the application for review from the ZBA relative to the
31 Concrete Batch plant on OCP. The Board wishes to see the plans for review and
32 then send a comment to the ZBA.

1 e. Jay responded to the Board's earlier question about trees located along the Natick
2 Mall. He stated that originally the trees were to remain, but since then they have
3 decided that the trees needed to be remove and replaced with new ones.

4 f. Sue mentioned to the Board that Natick was planning on making more changes to
5 the Golden Triangle regulations and thought it would be a good idea for Jay to
6 draft a letter to them in opposition to any changes considering all the hard work
7 that went into those regulations to benefit the area for both towns. The Board
8 agreed and asked Jay to draft the letter.
9

10 **X. *Ann Welles moved that the Board enter into executive session for the purpose of***
11 ***discussing the ongoing litigation with Nexum and then to leave executive session***
12 ***for the purpose of adjourning of the regular session. Andrea Carr-Evans seconded***
13 ***the motion. The roll call was 5 in favor and 0 opposed.***
14

15 **XI. Meeting Adjournment**

16 ***Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote***
17 ***was 5 in favor and 0 opposed. The meeting adjourned at 12:00pm.***
18

19 Respectfully submitted,
20 Mary Reynolds
21 Recording Secretary
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23
24 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**
25 **BOARD MEETING OF JANUARY 5, 2006. ****
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28 Thomas Mahoney, Chairman